

043.A

0007

0039.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

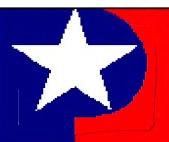
705,300 / 705,300

USE VALUE:

705,300 / 705,300

ASSESSED:

705,300 / 705,300

**PROPERTY LOCATION****IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
37-39		BEACON ST, ARLINGTON

OWNERSHIP		Unit #:	39
Owner 1:	FOX SETH		
Owner 2:			
Owner 3:			
Street 1:	39 BEACON ST		
Street 2:			

Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

PREVIOUS OWNER			
Owner 1:	KAUR GUNGEET& RUPINDER -		
Owner 2:	-		
Street 1:	39 BEACON ST		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	
Postal:	02474	Type:	

NARRATIVE DESCRIPTION			
This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 1997, having primarily Cmpm. Clap Exterior and 1519 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.			

OTHER ASSESSMENTS			
Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS							
Item	Code	Description	%	Item	Code	Description	
Z	R2	TWO FAMIL	100	water			
o				Sewer			
n				Electri			
Census:				Exempt			
Flood Haz:							
D				Topo	1	Level	
s				Street			
t				Gas:			

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7324																

IN PROCESS APPRAISAL SUMMARY										Legal Description				User Acct					
Use Code	Land Size	Building Value	Yard Items		Land Value		Total Value												
102	0.000	705,300																	
Total Card	0.000	705,300							Entered Lot Size										
Total Parcel	0.000	705,300							Total Land:										
Source:	Market Adj Cost		Total Value per SQ unit /Card:		464.32		/Parcel:		Land Unit Type:										

PREVIOUS ASSESSMENT										Parcel ID		043.A-0007-0039.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value		Notes		Date	
2020	102	FV	692,900	0	.	.	692,900	692,900	Year End Roll		12/18/2019		
2019	102	FV	676,600	0	.	.	676,600	676,600	Year End Roll		1/3/2019		
2018	102	FV	616,200	0	.	.	616,200	616,200	Year End Roll		12/20/2017		
2017	102	FV	553,300	0	.	.	553,300	553,300	Year End Roll		1/3/2017		
2016	102	FV	478,800	0	.	.	478,800	478,800	Year End		1/4/2016		

SALES INFORMATION				TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes		
KAUR GUNGEET& R	65536-457		6/15/2015		657,000	No	No				
NYBERG JONATHAN	63270-48		2/12/2014		530,000	No	No				

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment				Date	Result	By	Name								
6/28/2018	894	Porch	6,000	C								5/31/2018	Measured	DGM	D Mann								
												3/2/2016	Sales Review	PT	Paul T								
												1/12/2015	NEW CONDO	PC	PHIL C								

Sign: VERIFICATION OF VISIT NOT DATA   /  /

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>								
Type:	8 - Condo TnHs.			Full Bath:	2	Rating:	Very Good													
Sty Ht:	2H - 2 & 1/2 Sty			A Bath:		Rating:														
(Liv) Units:	1	Total:	1	3/4 Bath:		Rating:														
Foundation:	1 - Concrete			A 3QBth:		Rating:														
Frame:	1 - Wood			1/2 Bath:	1	Rating:	Very Good													
Prime Wall:	20 - Copm. Clap			A HBth:		Rating:														
Sec Wall:		%		OthrFix:		Rating:														
Roof Struct:	1 - Gable			<b>OTHER FEATURES</b>				<b>RESIDENTIAL GRID</b>												
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Very Good	1st Res Grid	Desc:	Line 1	# Units:	1								
Color:	BLUE			A Kits:		Rating:		Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
View / Desir:	N - NONE			Frl:		Rating:		Other												
<b>GENERAL INFORMATION</b>				WSFlue:		Rating:		Upper												
Grade:	B- - Good (-)			<b>CONDOS INFORMATION</b>				Lvl 2												
Year Blt:	1997	Eff Yr Blt:		Location:				Lvl 1												
Alt LUC:		Alt %:		Total Units:				Lower												
Jurisdict:	G16	Fact:	.	Floor:	M - Multi-Level			Totals	RMs:	7	BRs:	3	Baths:	2	HB	1				
Const Mod:				% Own:	50.000000000			<b>REMODELING</b>				<b>RES BREAKDOWN</b>								
Lump Sum Adj:				Name:				Exterior:	No Unit	RMS	BRS	FL								
<b>INTERIOR INFORMATION</b>								Interior:	1	7	3									
Avg Ht/FL:	STD							Additions:												
Prim Int Wall:	1 - Drywall							Kitchen:												
Sec Int Wall:		%						Baths:												
Partition:	E - Typical							Plumbing:												
Prim Floors:	3 - Hardwood							Electric:												
Sec Floors:		%			Total:	6.6	%	Heating:												
Bsmnt Flr:	12 - Concrete							General:	1	7	3									
Subfloor:																				
Bsmnt Gar:																				
Electric:	3 - Typical																			
Insulation:	2 - Typical																			
Int vs Ext:	S																			
Heat Fuel:	2 - Gas																			
Heat Type:	1 - Forced H/Air																			
# Heat Sys:	1																			
% Heated:	100	% AC:	100																	
Solar HW:	NO	Central Vac:	NO																	
% Com Wall:		% Sprinkled:																		
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:								
<b>SPEC FEATURES/YARD ITEMS</b>								<b>PARCEL ID</b>				043.A-0007-0039.0								
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value			
More: N				Total Yard Items:				Total Special Features:				Total:								
<b>IMAGE</b>																				
<b>AssessPro Patriot Properties, Inc</b>																				